

ORDINANCE NO. A- 384

AN ORDINANCE ZONING AND/OR REZONING CERTAIN
PROPERTY WITHIN THE CITY OF CONWAY, ARKANSAS;
DECLARING AN EMERGENCY; AND FOR OTHER PURPOSES.

WHEREAS, the Planning Commission of the City of Conway, Arkansas did, on the ____ day of _____, 1962, conduct a public hearing for the purpose of determining the zoning of certain property within said City, said hearing having been held following proper call and notice thereof for the time and in the manner required by law; and

WHEREAS, it was determined at such hearing that said property should be zoned as hereinafter set forth:

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COUNCIL OF THE CITY OF CONWAY, ARKANSAS:

SECTION ONE (1). The following lands, being situated within the corporate limits of the City of Conway, Arkansas, and having never been heretofore zoned as to land use, are hereby declared to be zoned as Residential, Classification 1, commonly referred to as "R-1", and shall have all the rights and privileges pertaining to such zoning, to-wit:

The Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), Section Thirteen (13), Township Five (5) North, Range Fourteen (14) West;

The Northwest Quarter ($NW\frac{1}{4}$), Section Thirteen (13), Township Five (5) North, Range Fourteen (14) West;

The Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), Section Fourteen (14), Township Five (5) North, Range Fourteen (14) West;

The Northwest Quarter ($NW\frac{1}{4}$) of the Southeast Quarter ($SE\frac{1}{4}$), Section Eleven (11), Township Five (5) North, Range Fourteen (14) West;

The West One-half ($W\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), Section Eleven (11), Township Five (5) North, Range Fourteen (14) West;

The Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), Section Eleven (11), Township Five (5) North, Range Fourteen (14) West;

The South Two Hundred (200) feet of the Northeast Quarter ($NE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), Section Fourteen (14), Township Six (6) North, Range Fourteen (14) West.

All lands annexed in Section Two (2), Township Five (5) North, Range Fourteen (14) West, except the following:
Tract No. 1. Beginning at the Southwest corner of the Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$) of said Section Two (2) and run thence East One Thousand Eighty-five (1,085) feet; thence North Three Hundred Twenty-five (325) feet; thence East One Hundred Seventy-five (175) feet; thence South Three Hundred Twenty-five (325) feet; thence East to the Southeast corner of said Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); thence West to a point which is One Thousand Two Hundred Sixty (1,260) feet East of the Northwest corner of said Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$); thence South Four Hundred Thirteen (413) feet; thence West One Hundred Seventy-five (175) feet; thence South Seven (7) feet; thence West Three Hundred Eighty (380) feet; thence North Two Hundred Ten (210) feet; thence West Seven Hundred Five (705) feet, more or less, to the West line of said Southwest Quarter ($SW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), thence South to the point of beginning.

Tract No. 2. Also except the North Three-fourths ($3/4$) of the West One-half ($W\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), Section Two (2), Township Five (5) North, Range Fourteen (14) West;

Tract No. 3. Also except the East One-half ($E\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), Section Two (2), Township Five (5) North, Range Fourteen (14) West.

Beginning at the Southwest corner of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$), Section Thirty-six (36), Township Six (6) North, Range Fourteen (14) West, and run thence East to a point which is Two Hundred (200) feet West of the West line of the right-of-way of Washington Avenue; thence running Northerly and Northwesterly parallel with the West right-of-way line of said Washington Avenue and with the West right-of-way line of U. S. Highway No. 64 to a point on the West line of the Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Thirty-six (36); thence South to the point of beginning.

Beginning at a point on the North line of the Northwest Quarter ($NW\frac{1}{4}$) of the Northeast Quarter ($NE\frac{1}{4}$), Section Thirty-six (36), Township Six (6) North, Range Fourteen (14) West, which is Two Hundred (200) feet East of the East right-of-way line of State Highway No. 25 and running thence Southerly, Southwesterly and Southeastwardly, parallel with the East right of way line of said Highway No. 25, and U. S. Highway No. 64, to a point in the center of a public road running generally East and West; thence Eastwardly along the center of said public road and to the center of the intersection of said public road with the center of another public road commonly designated as Skyline Drive; thence Northeastwardly and Easterly along said Skyline Drive to the point where it intersects the East line of the Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Thirty-one (31), Township Six (6) North, Range Thirteen (13) West; thence North to the Northeast corner of said Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), Section Thirty-one (31), Township Six (6) North, Range Thirteen (13) West; thence

West along the North line of the South One-half ($S\frac{1}{2}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Thirty-one (31) and along the North line of the South One-half ($S\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$) and the Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of Section Thirty-six (36), Township Six (6) North, Range Fourteen (14) West, to the point of beginning,

All lands annexed in Sections Five (5) and Six (6), Township Five (5) North, Range Thirteen (13) West, less and except the South Three Hundred Four and Nine Tenths (304.9) feet of the South One-half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$), Section Five (5), Township Five (5) North, Range Thirteen (13) West, and the South Three Hundred Four and Nine Tenths (304.9) feet of the South One-half ($S\frac{1}{2}$) of the Southeast Quarter ($SE\frac{1}{4}$), Section Six (6), Township Five (5) North, Range Thirteen (13) West.

The South Two Thousand Two Hundred Thirty-two (2,232) feet of the East One-half ($E\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$), Section Seven (7), Township Five (5) North, Range Thirteen (13) West, and the South Eight Hundred Eighty-five (885) feet of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), Section Eight (8), Township Five (5) North, Range Thirteen (13) West.

A part of the South One-half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of Section Seven (7), Township Five (5) North, Range Thirteen (13) West, described as follows: Beginning at a point Seven Hundred Ninety-two and Five Tenths (792.5) feet West of the Northeast corner of said South One-half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$), Section Seven (7); and run thence West to a point Two Hundred (200) feet East of the East line of the right-of-way of U. S. Highway No. 65; thence Southeasterly parallel with the East line of said Highway to the South line of said South One-half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$); thence East to a point which is Seven Hundred Ninety-two and Five Tenths (792.5) feet West of the Southeast corner of said South One-half ($S\frac{1}{2}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section Seven (7); thence North to the point of beginning.

A part of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), Section Eighteen (18), Township Five (5) North, Range Thirteen (13) West, described as follows: Beginning at a point on the North line of said Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), Section Eighteen (18), which is Two Hundred (200) feet East of the East line of the right-of-way of U. S. Highway No. 65, and run thence Southeasterly parallel with the East line of said Highway to the East line of said Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), Section Eighteen (18); thence North to the Northeast corner of said Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), Section Eighteen (18); thence West to the point of beginning.

SECTION TWO (2). The following lands, being situated within the corporate limits of the City of Conway, Arkansas, are hereby declared to be zoned as Residential, Classification 2, commonly referred to as "R-2" and shall have all the rights and privileges pertaining to such zoning, to-wit:

4.

The West One-half ($W\frac{1}{2}$) of the Northeast Quarter ($NE\frac{1}{4}$), Section Seven (7), Township Five (5), North, Range Thirteen (13) West, being Hayes Addition, less and except the North Four Hundred Nineteen (419) feet thereof.

Also, the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$), Section Six (6), Township Five (5) North, Range Thirteen (13) West, being Erbacher Addition, less and except the South Three Hundred Four and Nine Tenths (304.9) feet thereof.

SECTION THREE (3). The following lands, being situated within the corporate limits of the City of Conway, Arkansas, and having never been heretofore zoned as to land use, are hereby declared to be zoned as Retail and Commercial, commonly referred to as "B-2", and shall have all the rights and privileges pertaining to such zoning, to-wit:

The North Four Hundred Nineteen (419) feet of the Northeast Quarter ($NE\frac{1}{4}$), Section Seven (7), Township Five (5) North, Range Thirteen (13) West, and the North Four Hundred Nineteen (419) feet of the Northwest Quarter ($NW\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$), Section Eight (8), Township Five (5) North, Range Thirteen (13) West.

The South Three Hundred Four and Nine Tenths (304.9) feet of the Southwest Quarter ($SW\frac{1}{4}$), Section Five (5), Township Five (5) North, Range Thirteen (13) West, and the South Three Hundred Four and Nine Tenths (304.9) feet of the Southeast Quarter ($SE\frac{1}{4}$), Section Six (6), Township Five (5) North, Range Thirteen (13) West;

A part of Section Thirty-one (31), Township Six (6) North, Range Thirteen (13) West, and a part of Section Thirty-six (36), Township Six (6) North, Range Fourteen (14) West, described as beginning at the Northwest corner of the Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Thirty-six (36) and run thence East to a point which is Two hundred (200) feet East of the East right-of-way line of State Highway No. 25; thence Southerly, Southwestwardly, and Southeastwardly parallel with the East right-of-way line of said Highway No. 25 and U. S. Highway No. 64 and at a distance of Two Hundred (200) feet from said Highways to the center of a public road; thence Eastwardly along the center of said public road to the intersection thereof with the center of another public road commonly referred to as Skyline Drive; thence Northeastwardly and Easterly along the center of said Skyline Drive to the point where it intersects the East Line of the Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Thirty-one (31); thence Southerly to the Southeast corner of said Southeast Quarter ($SE\frac{1}{4}$) of the Northwest Quarter ($NW\frac{1}{4}$) of said Section Thirty-one (31); thence continuing South to a point One Hundred Fifty (150) feet South of the Northeast corner of the Southeast Quarter ($SE\frac{1}{4}$) of the Southwest Quarter ($SW\frac{1}{4}$) of said Section Thirty-one (31); thence West One Thousand One Hundred Sixty-seven and Nine Hundredths (1,167.09) feet; thence North Nine Hundred Ninety-four and Seven Tenths (994.7) feet to the South line of the right-of-way of U. S. Highway No. 65; thence South Eighty (80) degrees Forty-two (42) minutes West along the South line of the right-of-way of said Highway No. 65 a distance of One Hundred Fifty-one and Eighty-two Hundredths (151.82) feet; thence South to the Southeast corner of the Southwest Quarter ($SW\frac{1}{4}$) of the Southwest

Quarter (SW $\frac{1}{4}$), said Section Thirty-one (31); thence West along the South line of said Section Thirty-one (31) and of said Section Thirty-six (36) to a point which is Two Hundred (200) feet West of the West line of the right-of-way of Washington Avenue; thence Northwestwardly parallel with the West right-of-way line of Washington Avenue and with the West right-of-way line of U. S. Highway No. 64; to a point on the West line of the Southeast Quarter (SE $\frac{1}{4}$) of the Northwest Quarter (NW $\frac{1}{4}$) of said Section Thirty-six (36), which point is Two Hundred (200) feet South of the South line of the right-of-way of U. S. Highway No. 64; thence North to the point of beginning.

Part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), Section Seven (7), Township Five (5) North, Range Thirteen (13) West, and part of the West One-half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$), Section Eighteen (18), Township Five (5) North, Range Thirteen (13) West, described as beginning at the intersection of the East right-of-way line of U. S. Highway No. 65 with the North line of said Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$), Section Seven (7), Township Five (5) North, Range Thirteen (13) West, and running thence East Two Hundred (200) feet; thence Southeastwardly, parallel with said East right-of-way line of U. S. Highway No. 65, to the East line of said West One-half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$), Section Eighteen (18), Township Five (5) North, Range Thirteen (13) West; thence South along the East line of said West One-half (W $\frac{1}{2}$) of the Northwest Quarter (NW $\frac{1}{4}$), Section Eighteen (18), Township Five (5) North, Range Thirteen (13) West to a point where said East line intersects the East line of the right-of-way of U. S. Highway No. 65; thence Northwesterly along the east line of said highway No. 65 to the point of beginning.

The North Six Hundred Forty-nine (649) feet of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), Section Thirteen (13), Township Five (5) North, Range Fourteen (14) West.

SECTION FOUR (4), The following lands, being situated within the corporate limits of the City of Conway, Arkansas, and having never been heretofore zoned as to land use, are hereby declared to be zoned as Industrial, and shall have all the rights and privileges pertaining to such zoning, to-wit:

The Southeast Quarter (SE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$), and the South Six Hundred Seventy-one (671) feet of the Northeast Quarter (NE $\frac{1}{4}$) of the Northeast Quarter (NE $\frac{1}{4}$) of Section Thirteen (13), Township Five (5) North, Range Fourteen (14) West;

Also, all that part of the Southwest Quarter (SW $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$) of Section Seven (7), Township Five (5) North, Range Thirteen (13) West, lying West of U. S. Highway No. 65;

Also, the following portion of Section Eighteen (18), Township Five (5) North, Range Thirteen (13) West, to-wit: Beginning at the Northwest corner of said Section Eighteen, and running thence South Twenty-four and Twenty-five Hundredths (24.25) chains; thence North Eighty-one (81) degrees East to the West line of U. S. Highway No. 65; thence Northwesterly along the West line of said Highway to the North line of said Section Eighteen (18); thence West to the point of beginning.

6.

SECTION FIVE (5). The following lands, being situated within the corporate limits of the City of Conway, Arkansas, and having never been heretofore zoned as to land use, are hereby declared to be zoned as Institutional, and shall have all the rights and privileges pertaining to such zoning, to-wit:

The East Seven Hundred Ninety-two and Five Tenths (792.5) feet of the Southeast Quarter (SE $\frac{1}{4}$) of the Southwest Quarter (SW $\frac{1}{4}$); and all of the Southeast Quarter (SE $\frac{1}{4}$), all in Section Seven (7), Township Five (5) North, Range Thirteen (13) West.

A part of the Northwest Quarter (NW $\frac{1}{4}$) of the Southwest (SW $\frac{1}{4}$) of Section Eight (8), Township Five (5) North, Range Thirteen (13) West, more particularly described as follows: Beginning at the Northwest corner of the Southwest Quarter (SW $\frac{1}{4}$) of Section Eight (8), Township Five (5) North, Range Thirteen (13) West, and running thence East Five Hundred (500) feet; thence South Four Hundred (400) feet; thence West Five Hundred (500) feet; thence North Four Hundred (400) feet to the point of beginning, containing Four and Fifty-nine Hundredths (4.59) acres, more or less.

SECTION SIX (6). The zoning classification of the hereinafter described property within the City of Conway, Arkansas, having been previously zoned as Business and Commercial, Classification 1, commonly referred to as "B-1", is hereby amended so as to rezone the same as Business and Commercial, classification 2, commonly referred to as "B-2", together with all the rights and privileges pertaining to such zoning classification, to-wit:

Lots One (1) and Four (4), and the East One Hundred (100) feet of Lots Two (2) and Three (3), Block Twenty-four (24), Robinson's Plan to the City of Conway, Arkansas.

SECTION SEVEN (7). This ordinance being necessary for the public safety and welfare, an emergency is hereby declared to exist and this ordinance shall be in force and shall take effect from and after its passage and publication.

PASSED the 10 day of July, 1962.

APPROVED: _____
Mayor

ATTEST: Bice Longland
City Clerk